

Morgan Junction Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it seattle.gov/HALA October 19, 2016

proposed zoning

white labels identify changes:

existing zone | draft MHA zone

Solid areas have a typical increase in zoning (usually one story)

Hatched areas have a larger increase in zoning or a change in zone type.

MHA requirements

vary based on scale of zoning change (residential proposal shown)

(M) 6% of homes must be affordable or a payment of \$13.25 per sq. ft

(M1) 9% of homes must be affordable or a payment of \$20.00 per sq. ft

(M2) 10% of homes must be affordable or a payment of \$22.25 per sq. ft

zone categories

follow the links below to see examples of how buildings could look under MHA

Residential Small Lot (RSL) cottages, townhouses, duplexes/triplexes similar in scale to single family zones

Lowrise (LR) townhouses, rowhouses, or apartments

Lowrise 1 (LR1) max height 30 ft.

Lowrise 2 (LR2) max height 40 ft.

Lowrise 3 (LR3) max height 50 ft.

Midrise (MR) apartments with 7-8 stories

Highrise (HR) apartments with heights of 240-300 ft.

Seattle Mixed (SM) buildings with a mix of offices, retail, and homes

Neighborhood Commercial (NC) mixed-use buildings with 4-9 stories

Commercial (C) auto-oriented commercial buildings

Industrial Commercial (IC) MHA applies only to commercial uses

urban villages

areas designated for growth in our Comprehensive Plan

Existing boundary

Proposed boundary

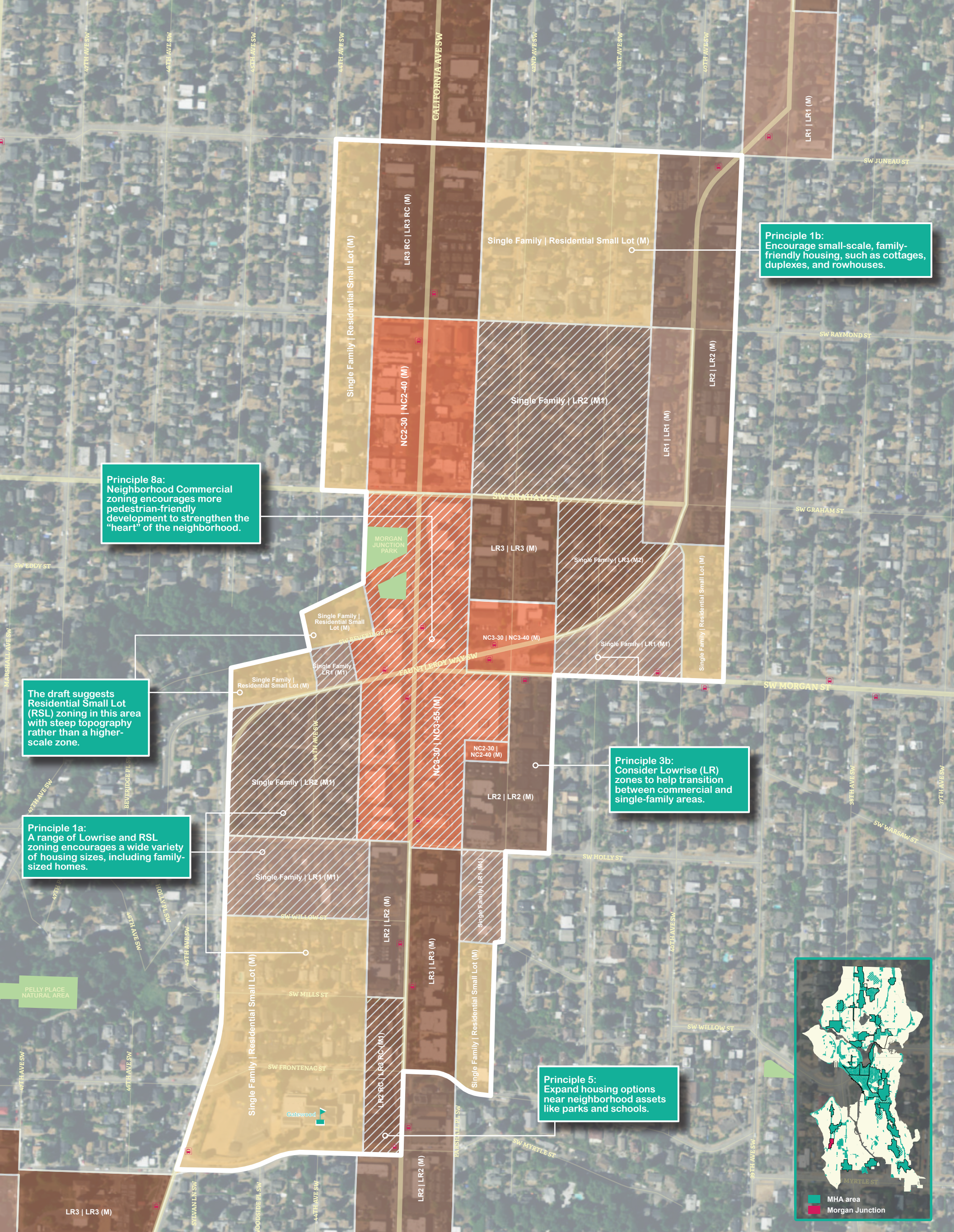
Seattle 2035 10-minute walkshed

Open space

Public school

Light rail

Bus stop



Principle 8a: Neighborhood Commercial zoning encourages more pedestrian-friendly development to strengthen the "heart" of the neighborhood.

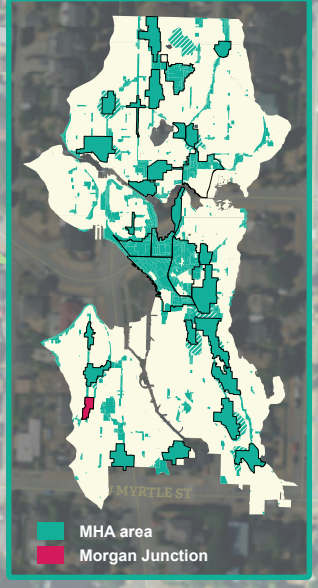
The draft suggests Residential Small Lot (RSL) zoning in this area with steep topography rather than a higher-scale zone.

Principle 1a: A range of Lowrise and RSL zoning encourages a wide variety of housing sizes, including family-sized homes.

Principle 3b: Consider Lowrise (LR) zones to help transition between commercial and single-family areas.

Principle 5: Expand housing options near neighborhood assets like parks and schools.

Principle 1b: Encourage small-scale, family-friendly housing, such as cottages, duplexes, and rowhouses.



MHA area
Morgan Junction